



PLANNING COMMISSION STAFF REPORT JUNE 29, 2006

Project:	SUMMERHILL LAIOLO GPA AND PRELIMINARY PD- (PLN2006-00173)
Proposal:	To consider a General Plan Amendment for a 4-acre center portion of the 9.8-acre Site from Low Density Residential (5-7 DU/AC) to Medium Density Residential (15-18 DU/AC) and a Preliminary Planned District for the entire 9.8-acre Site, to facilitate the development of up to 106 dwelling units.
Recommendation:	Recommend to the City Council.
Location:	40230 Laiolo Road in the Irvington Planning Area. APNs 525-0964-046-00 (See aerial photo next page)
Project Site Area:	9.8-acre (site)
People:	SummerHill Homes, Applicant Wendi Baker, Agent of Applicant Ruggeri, Jensen, Azar & Assoc., Engineer Lowney Assoc., Geotechnical Engineer Levine & Fricke, Environmental Consultant Hortscience, Inc., Arborist Fremont Unified School District (FUSD), Owner Clifford Nguyen, Staff Planner (510) 494-4769; nguyen@ci.fremont.ca.us
Environmental Review:	A Draft Mitigated Negative Declaration has been prepared and circulated for this project.
General Plan:	Existing: Low Density Residential (5-7 DU/AC) Proposed: Medium Density Residential (15-18 DU/AC) for a 4-acre portion
Zoning:	Existing: R-1-6, Single-family Residence District Proposed: P-2006-173, Preliminary Planned District

EXECUTIVE SUMMARY:

SummerHill Homes ("Applicant") proposes a General Plan Amendment (GPA) and a Preliminary Planned District (PPD) to redevelop an existing school site with up to 106 residential units. The Fremont Unified School District (FUSD) currently owns the site where the Mission Valley Regional Occupational Program (MVROP) uses the existing facility for career training, and educational purposes. The facility is no longer needed and, in a public bidding session, the school district auctioned the land to the applicant. The preliminary site plan includes: 66 attached/detached townhouses surrounded by 40 small lots for single-family detached homes on the perimeter, served by a system of alleyways connecting to a new loop street. The applicant also proposes a GPA for a 4-acre portion in the center of the project site for an increased density to Medium Density Residential (15-18 du/ac). Staff recommends approval of the proposed project, subject to the conditions outlined in this report.

Figure 1: Aerial Photo (2002) of Project Site and Surrounding Area.



SURROUNDING LAND USES: North: A public pedestrian way (unused), single-family residences
East and West: Single-family residences
South: Laiolo Road, single-family residences

BACKGROUND AND PREVIOUS ACTIONS:

The project site consists of 9.8 acres of land with 11 existing buildings. Constructed in 1957, the Fremont Elementary School occupied the site until the mid-1970s when it was converted into a vocational and occupational education facility. The Mission Valley Regional Occupational Program (MVROP) has occupied the site since the early 1990s. The applicant proposes to remove the buildings and clear the site. The area surrounding the project site has mostly single-family residences, developed in the 1960s.

In November 1983, the City approved Conditional Use Permit UA-83-44 to permit a "vandal watch site" mobile home for a caretaker providing 24-hour security at the site. On recommendation of the Planning Commission, if the Council approves a Precise Planned District, the use permit will be rescinded.

In January 2006, the applicant submitted plans for a General Plan Amendment to amend the underlying land use designation of the 4-acre center portion of the site. A few months later, the applicant also submitted a Preliminary Planned District for the entire site, including a preliminary site plan (Exhibit "D") and text (Informational 2) to demonstrate the project's compatibility with the residential land use densities proposed within the site as well as with the existing, surrounding residential uses.

PROJECT DESCRIPTION:

The General Plan Amendment (GPA—Exhibit "B") and Preliminary Planned District (PPD—Exhibit "C"), P-2006-173, form the basis of the proposed project. The GPA and PPD will facilitate the development of up to 106 residential units on the site. The applicant states that the redevelopment of the site provides an opportunity "to develop a diversity of high quality residential units, including small-lot detached, medium-density detached and attached homes." Staff has enclosed the applicant's project justification statement (Informational 2). The following summarizes the project proposal:

1. A General Plan Amendment to amend the underlying land use designation for this 4-acre central portion of the project site to allow an increase in the permitted residential density to 15 to 18 dwelling units per acre.
2. A preliminary site plan for the Planned District, which conceptually includes:
 - a. 40 single-family detached small lots (generally 4,000 s.f. in size) along the site's perimeter, fulfilling the principals set forth in the City's Small-Lot Design Guidelines;
 - b. 66 attached and detached townhouses with garages tucked underneath within the central area of the site;
 - c. A loop private street, including gutter, curb, landscaping and detached sidewalks on both sides, as well as on-street parking on one side, along the inner curb adjacent to the townhouses.
 - d. Interspersed private vehicular access ways (PVAWs) or an alley way system connecting to the loop private street to complete the vehicular circulation system;
 - e. Paseos (pedestrian walkways) to provide access to the townhouses and to complete the pedestrian circulation system;
 - f. Two open space areas: one larger (0.5) acre open space area centrally located and a smaller (0.3) acre open space area located on Laiolo Road.
 - g. 63 on-street parking spaces within the private street area.

PROJECT ANALYSIS:

General Plan Conformance:

The proposed General Plan Amendment from Low Density Residential (5-7 dwelling units per acre) to Medium Density Residential (15-18 dwelling units per acre) for a 4-acre portion of the 9.8-acre site is consistent with the General Plan policies and goals outlined below:

Land Use Goals

Policy LU 1.1: Residential use is the primarily allowed use in a residentially designated area. The type of residential use depends on the permitted density and other criteria to protect neighborhood character and the safety and welfare of residents.

Staff Analysis: The current underlying General Plan land use designation for the entire project site is Low Density Residential, 5 to 7 dwelling units per acre. Whereas 5.8 acres of the 9.8-acre project site will remain at the 5 to 7 dwelling units per acre density range (where single-family homes are proposed on small lots), an increase in the density on a 4-acre, center portion of the site is proposed at 15-18 dwelling units per acre. The increase in the density will facilitate the development of additional townhouse units in the center of the site. Staff will work with the applicant to ensure the proposed project utilizes a design that preserves the character of the neighborhood. If 106 units are eventually proposed, the project density would be approximately 10.8 dwelling units per acre (106 dwelling units/9.8 acres = 10.8 du/ac). The applicant proposes to retain the existing Low Density Residential, 5 to 7 dwelling units per acre, land use designation along the perimeter of the site, consistent with the surrounding density of the existing neighborhood. Through the development of appropriate transitions (e.g., by building setbacks, massing, height limitations, open space areas, etc.), the applicant proposes an increase in the density to 15 to 18 dwelling units per acre within the 4-acre center of the site. Conceptually, the proposal includes 0.8 acres of this 4-acre center as open space (free of structures). This open space area not only provides appropriate amenities for the neighborhood, but also reduces the project's development intensity in the center of the site.

Policy LU 1.11: Appropriate transitions shall be encouraged between higher density residential areas and lower density residential areas. Transitions can be composed of streets, setbacks, open space, landscape and site treatments, building design and/or other techniques.

Implementation 1: Specific plans and other types of design or development plans shall include guidelines for appropriate transitions between uses.

Staff Analysis: The preliminary site plan (Exhibit "D") demonstrates that a precise plan could be developed to achieve the designated densities as well as compatibility with the surrounding neighborhood character. In general, single-family homes along the site's perimeter would provide a transition between the higher density units at the center of the site and the existing single-family homes. The Precise Planned District process would ensure that the applicant incorporates this and other appropriate transitions and preserves the integrity and existing character of the surrounding neighborhood.

Policy LU 1.12: To the maximum extent feasible, play areas and open spaces shall be located to avoid conflict between residents attempting to reach these facilities and vehicular traffic.

Staff Analysis: The applicant is proposing a larger 0.5-acre open space area in the center of the development and a smaller 0.3-acre open space area adjacent to Laiolo Road. Access to these open space areas occurs via paseos and sidewalks along both sides of the loop street, creating safe pedestrian access.

Policy LU 1.17: Where open space has been considered as an element in the design of a residential development project, further development or encroachment on the open space by new building shall be strongly discouraged. Where feasible, project open space shall be permanently restricted to open space through deed restriction or other appropriate means.

Implementation 1: Appropriate means for permanently protecting open space shall be defined and set forth in City ordinance

Staff Analysis: When the precise plan defines the actual location of the open space areas (including paseos), the applicant has acknowledged and agreed to a deed restriction and public use easement to permanently protect the open space areas.

Housing Goals

Policy H3.3.1: Encourage the development of a diverse housing stock by type, size and cost that will address expected housing needs.

Staff Analysis: The project conceptually proposes a variety of housing unit types, including attached and detached townhouses as well as single-family homes on small lots. This variety provides increased housing options to meet the needs and lifestyles of residents. The variety of housing types also will ensure that the greatest proportion of households possible can find acceptable housing to meet their needs. Through the Planned District process, staff will review the development to ensure that the design of the project is compatible with the existing, established neighborhood.

Policy H3.3.4: The City shall, in accordance with other City goals and objectives, continue to provide for adequate sites for a range of housing types.

Implementation 1: When appropriate, amend the General Plan diagrams and zoning designations to accommodate a variety of housing types consistent with other City goals, objectives and policies.

Staff Analysis: The proposed project site, at 9.8 acres in size, provides an opportunity for efficient redevelopment of the site as a means to provide additional housing in the City. Through appropriate transitions, setbacks, landscaping, and restrictions on building intensities, development of the site with 106 dwelling units could be achieved, without compromising the existing character of the neighborhood.

Proposed Zoning Conformance (Preliminary Planned District): The applicant has also requested to rezone the entire project site from R-1-6, Single-Family Residence District to Preliminary Planned District (PPD), P-2006-173. As part of this application, a preliminary site plan (Exhibit "D") generally

demonstrates that a future residential development project on the site with the densities and building intensities proposed has the potential to largely meet the minimum development standards required of the Fremont Municipal Code for Planned District zoning and applicable development goals and policies.

The Planning Commission may provide the applicant with general direction and/or recommended changes on the preliminary design proposed. If the Planning Commission recommends and the Council approves the Preliminary PD, the applicant would then submit a Precise Planned District application, which would under go a much more extensive review, including review of architectural design. Based upon a review of the preliminary site plan, staff has transmitted comments to the applicant for incorporation into a future precise plan (processed via a Precise Planned District) which are summarized as follows:

A. Landscape/Open Space:

- Work with staff on the possibility of preserving and/or relocating some of the significant trees onsite.
- Include active and passive facilities for use by a number of different ages or activity groups.
- Pedestrian pathways should appropriately connect throughout the project site, particularly to open space areas.
- Include useful yard spaces and appropriate landscaped buffers for privacy.

B. Circulation/Parking:

- On-site streets should include residential scaled streetlights, separated sidewalks with street trees on both sides and accent paving at neighborhood entries and crosswalks. The proposed "chicanes" (the enlarged planter obstacles within the loop street) will be reviewed for conformance with private street design policy and for proper circulation.
- Special paving to be installed within paseos, key entrances, extended driveways, at the two main entrances into the private loop street and within the private vehicular access ways.
- The site design should incorporate as many guest parking spaces to the extent practicable without compromising the overall quality of the project.

C. Building intensities/design:

- The building design for the attached/detached townhouses and single-family homes on the perimeter should be consistent with the City's R-3, Multi-family District and Small-lot Design Guidelines, respectively.
- Attention should be given to size, massing, height, articulation and modulation of building structures to ensure compatibility within the project, as well as with the existing surrounding residential neighborhood.
- Appropriately design the structures' massing and articulation of elements such as porches, bays, gables, dormers, etc. Changing materials, color and detail on these elements and inclusion of a variety of façade materials is also encouraged.
- Include a variety of architectural styles compatible with the surrounding area, and include openings for pathway access throughout the site, connecting to the private and common open space areas.

Other Zoning Regulations:

Parking:

Pursuant to the Fremont Municipal Code, the following minimum parking standards are applicable:

Type of Housing	Minimum Residential Parking Standards	
	Occupant Parking	Guest Parking
Townhouses (two or more bedrooms)	1 covered, plus 0.5 uncovered (or optionally covered)	0.5 uncovered
Single-family home (≤ 4 bedrooms)	2 covered	Small-lot design guidelines state that on-street parking should be provided at the ratio of 1 space per home.

The following table summarizes the proposed preliminary parking program:

Preliminary Parking Program				
Unit type	Required		Proposed	
	Occupant	Guest	Occupant	Guest
66 townhouses	99	33	132 ¹	33
40 single-family homes	80	40 on-street	80	42 on-street

¹ Six are tandem spaces.

² Driveway apron spaces are not included in this calculation.

Based on the above preliminary analysis, the preliminary site plan demonstrates that the project can meet the minimum number of required parking spaces. While not all of the on-street parking spaces are immediate to each single-family unit, the minimum number of on-street spaces is met, dispersed throughout the site.

City Landscape Architect Review of Proposed Tree Removal and Preservation:

The proposed project is located on a 9.8-acre site that has 71 mature trees, representing 34 species. Nine of the 71 trees are located offsite but their canopies (and root systems) extend over and into the project area. Of the 71 trees, 16 trees were rated as having good suitability for preservation, 32 as having moderate suitability for preservation, and the remaining 23 rated as having poor suitability for preservation. Seven of the 16 trees with good suitability for preservation were located offsite and the applicant will be required to make every effort to protect and preserve these trees. The remaining nine trees with good suitability for preservation are located throughout the project site and presently, the applicant proposes to relocate and preserve two of these trees: #138 - 13" Magnolia and #140 - 23"

Magnolia. With the exception of three trees (#120 - Chinese Elm, #121 - Camphor, #122 - Spruce) which have a moderate suitability for preservation, no other existing trees onsite are proposed for preservation or relocation.

The project can be greatly enhanced by the preservation of two additional trees (#126 Coast Live Oak and #125 Deodar Cedar) which the Arborist Report noted as "mature in form and structure and having full crowns." Both trees are located at the west corner of the site, adjacent to the site boundary, and are in a location where modifications to the site layout may allow for their preservation. The applicant will continue to work with staff on the possibility of preserving these trees. Mitigation is required if the trees are removed, subject to the review and approval of the City Landscape Architect.

Mitigation for the removal of the trees as presently proposed shall include the planting of street trees at 24" box size along the onsite streets as well as along Laiolo Rd. Additionally, the common open space(s) shall feature plantings of specimen trees of minimum 48" box size. Location and number of specimen tree plantings shall be subject to the review and approval of the City Landscape Architect.

Street Improvements:

The project site is located on the north side of Laiolo Road, between Margery Drive and Porter Street. Laiolo Road is an existing non-conforming minor residential street, with a right-of-way width of fifty feet and a pavement width of 32 feet. Currently the street is striped and posted for no parking in front of the school.

With the Planned District, the applicant is required to widen Laiolo Road right-of-way and install new pavement to accommodate on-street parking and new sidewalk along the project frontage to conform to current City standards. The required right-of-way dedication is estimated to be four feet wide along the entire project frontage. Required street improvements include, but are not limited to: removing existing curb, gutter, and monolithic sidewalk; pavement widening to a total pavement width of 34 feet; installation of curb, gutter, landscape planter, street trees, and sidewalk; and repairing the existing street pavement (grind and overlay) to the centerline of the street or as directed by the City Engineer. The applicant is also required to remove the existing no parking signs and revise the existing striping.

Traffic:

The City's Transportation & Operations Department finds that the proposed project would not cause a significant traffic impact requiring mitigation. Trip generation estimates were calculated to compare existing and proposed land use for the parcel. Based on Institute of Transportation Engineers (ITE) Trip Generation Rate, the proposed project is estimated to generate 228 additional vehicle weekday trips and 34 additional PM peak hour trips. Based on the estimated net project trips, the project should not have a significant traffic impact.

Geologic Hazards:

The project site is within an area of potential liquefaction on the official Seismic Hazard Zones, Niles Quadrangle map, released by the State Geologist on October 19, 2004. In accordance with the Seismic Hazard Mapping Act, the project geotechnical engineer prepared a seismic hazard report. The City reviewed and approved the report and filed it with the State Geologist. The subdivision improvements and building construction will conform to the recommendations of the seismic hazard report.

Inclusionary Housing:

Any future development on the site must meet the City's Inclusionary Housing requirements through the inclusion of at least 15 percent of all residential units of any proposed residential project as Below Market Rate (BMR) units. Staff will determine the exact number of BMR units for the project during review of the Precise Planned District application.

Applicable Fees:

This project will be subject to Citywide Development Impact Fees. These fees may include fees for fire protection, park facilities, park land in lieu, capital facilities and traffic impact. All applicable fees shall be calculated and paid at the fee rates in effect at the time of building permit issuance.

Environmental Review:

Staff has prepared an Initial Study and Draft Mitigated Negative Declaration for this project. The environmental analysis identified concerns regarding potential impacts to hydrology/water quality, air quality, soils and geology. The Draft Mitigated Negative Declaration includes mitigation measures, which, if implemented, would reduce the identified impacts to non-significant levels. These mitigation measures have been included as conditions of approval for this project. The Initial Study for the project, included as an enclosure, provides more detailed description of the potential impacts.

The initial study has evaluated the potential for this project to cause an adverse effect -- either individually or cumulatively -- on wildlife resources. There is no evidence the proposed project would have any potential for adverse effect on wildlife resources. Based on this finding, staff will submit a Certificate of Fee Exemption with the Notice of Determination after project approval, as required by Public Resources Code section 21089 (see attachment to Draft Mitigated Negative Declaration). The Certificate of Fee Exemption allows the project to be exempted from the review fee and environmental review by the California Department of Fish and Game.

Staff submitted this project to the Alameda County Congestion Management Agency (ACCMA) for review to determine if implementation of the proposal would create an impact on the regional transportation network. To date, no comments have been received.

PUBLIC NOTICE AND COMMENT:

Public hearing notification is applicable. Staff mailed a total of 220 notices to owners and occupants of property within 300 feet of the site on June 16, 2006. The Argus published a Public Hearing Notice on June 15, 2006.

Staff has received comments from adjacent homeowners concerned about potential impacts associated with the development of the project. These comments are included as an enclosure (Informational 3).

ENCLOSURES:

Exhibits:

- Exhibit "A" Draft Mitigated Negative Declaration
- Exhibit "B" General Plan Amendment
- Exhibit "C" Rezoning—Preliminary Planned District
- Exhibit "D" Preliminary Site Plan
- Exhibit "E" Preliminary Planned District, P-2006-173, Findings and General Conditions

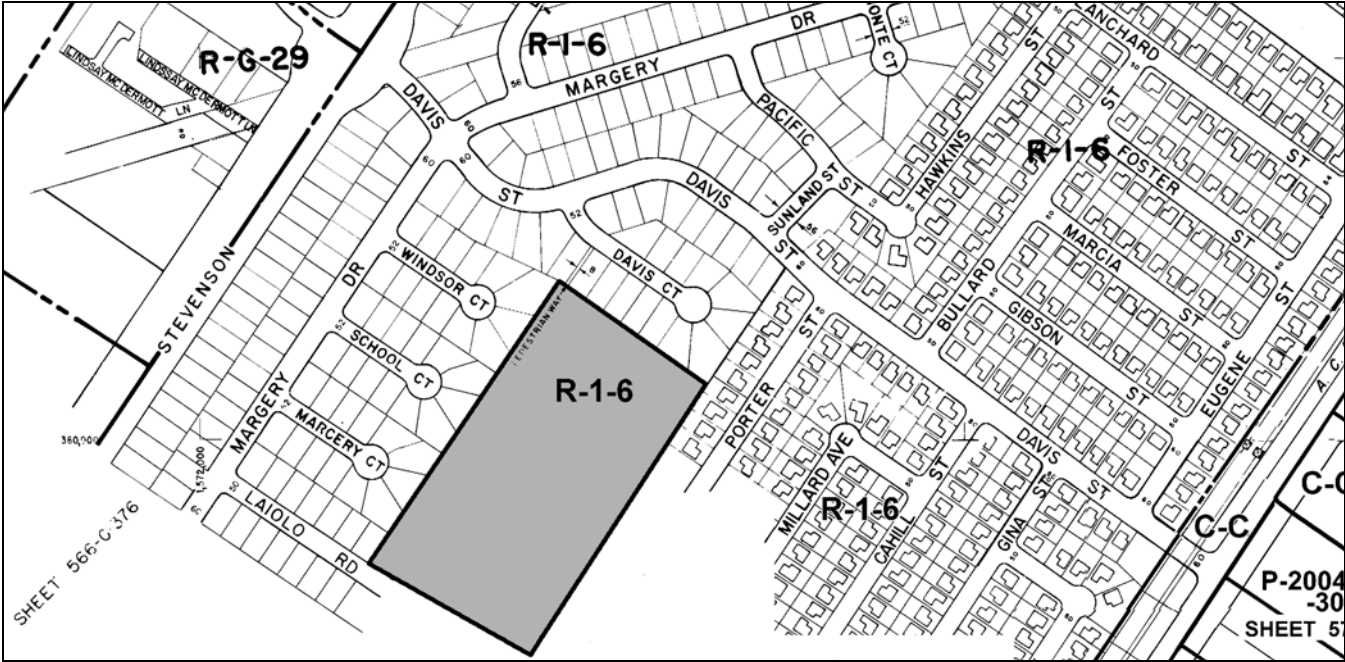
Informational Items:

1. Initial Study
2. General Plan Amendment and Planned District Justification Statement
3. Public correspondence

RECOMMENDATION:

1. Hold public hearing.
2. Recommend the City Council find the initial study has evaluated the potential for this project to cause an adverse effect -- either individually or cumulatively -- on wildlife resources. There is no evidence the proposed project would have any potential for adverse effect on wildlife resources.
3. Recommend the City Council approve Mitigated Negative Declaration as shown in Exhibit "A", and recommend the use of Certificate of Fee Exemption, and find these reflect the independent judgment of the City of Fremont.
4. Find PLN2006-00173, as per Exhibit "B" (General Plan Amendment) is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Land Use and Housing Chapters as enumerated within the staff report.
5. Find PLN2006-00173, as per Exhibit "C" (Preliminary Planned District), fulfills the applicable requirements set forth in the Fremont Municipal Code.
6. Recommend to the City Council the General Plan Amendment of a 4-acre portion of the 9.8 project site, as shown on Exhibit "B" (General Plan Amendment).
7. Recommend to the City Council the rezoning to Preliminary Planned District, P-2006-173, as shown on Exhibit "C" (Zoning Exhibit), based on general acceptability of the preliminary site plan shown in Exhibit "D", and the findings and general conditions in Exhibit "E".

Existing Zoning Shaded Area represents the Project Site



Existing General Plan

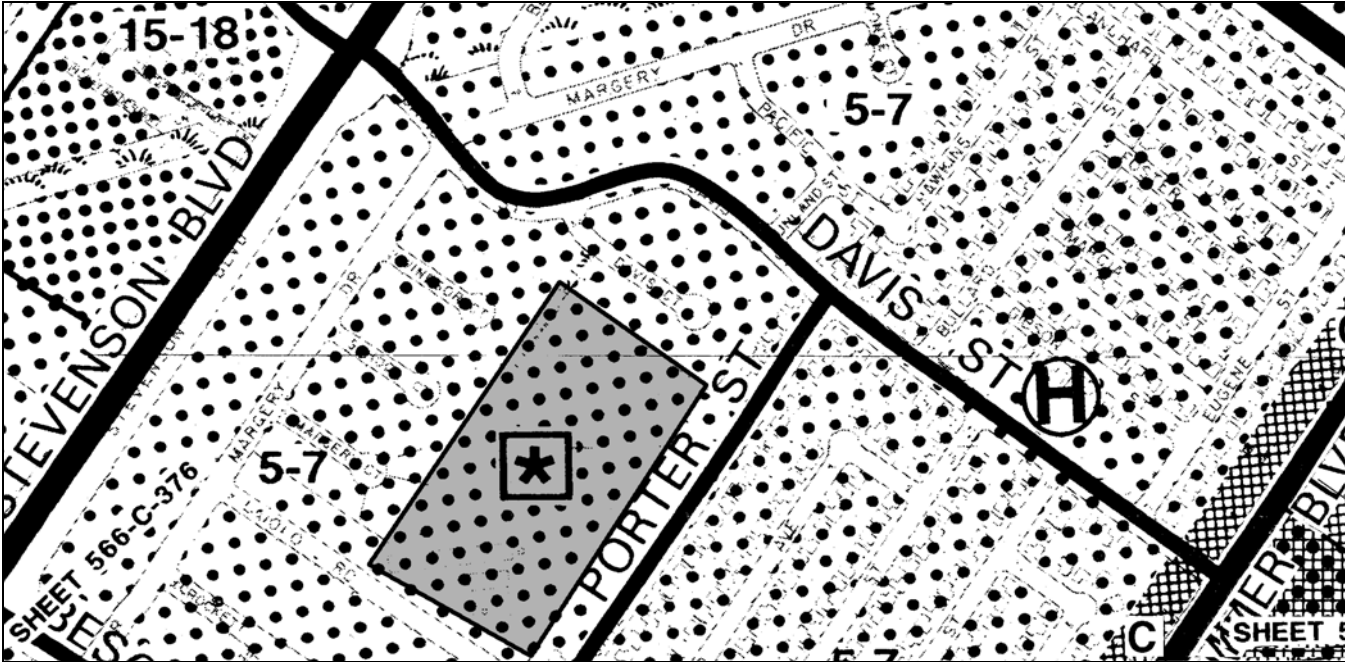


EXHIBIT "B"

Attached to and made a part of

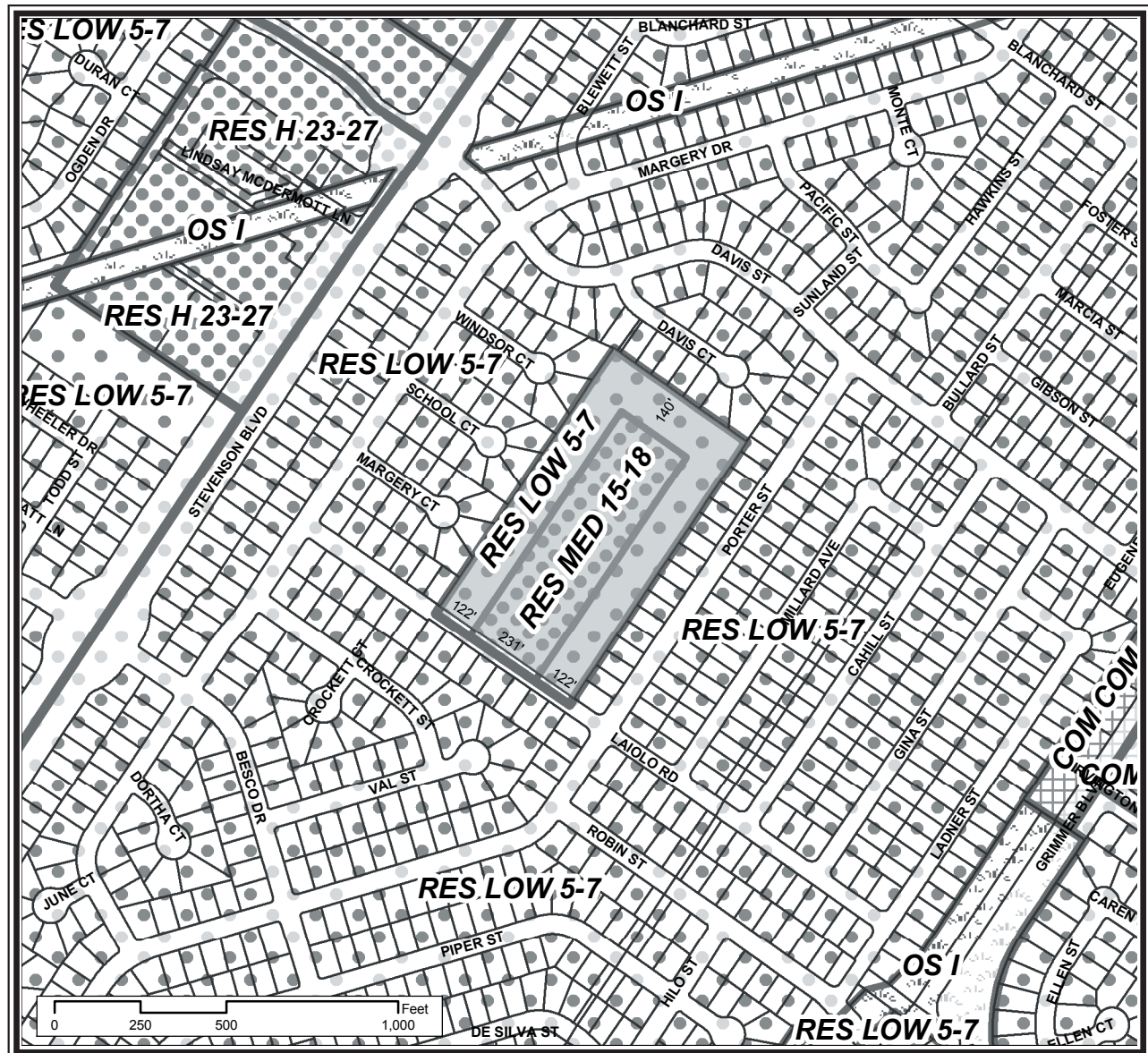
Resolution No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **2006** .

GENERAL PLAN LAND USE DIAGRAM (SECTION)

AFFECTS LAND USE MAP(S) FOR THE IRVINGTON PLANNING AREA



From: Residential, Low 5-7 du/ac

To: Residential, Low 5-7 du/ac and Residential Med 15-18 du/ac

Project Name: Summerhill Laiolo Road GPA and Preliminary Planned District

Project Number: PLN2006-00173 gpa

[pc (special meeting) on 2006-06-08] 72-376, 72-380



EXHIBIT "C"

Attached to and made a part of

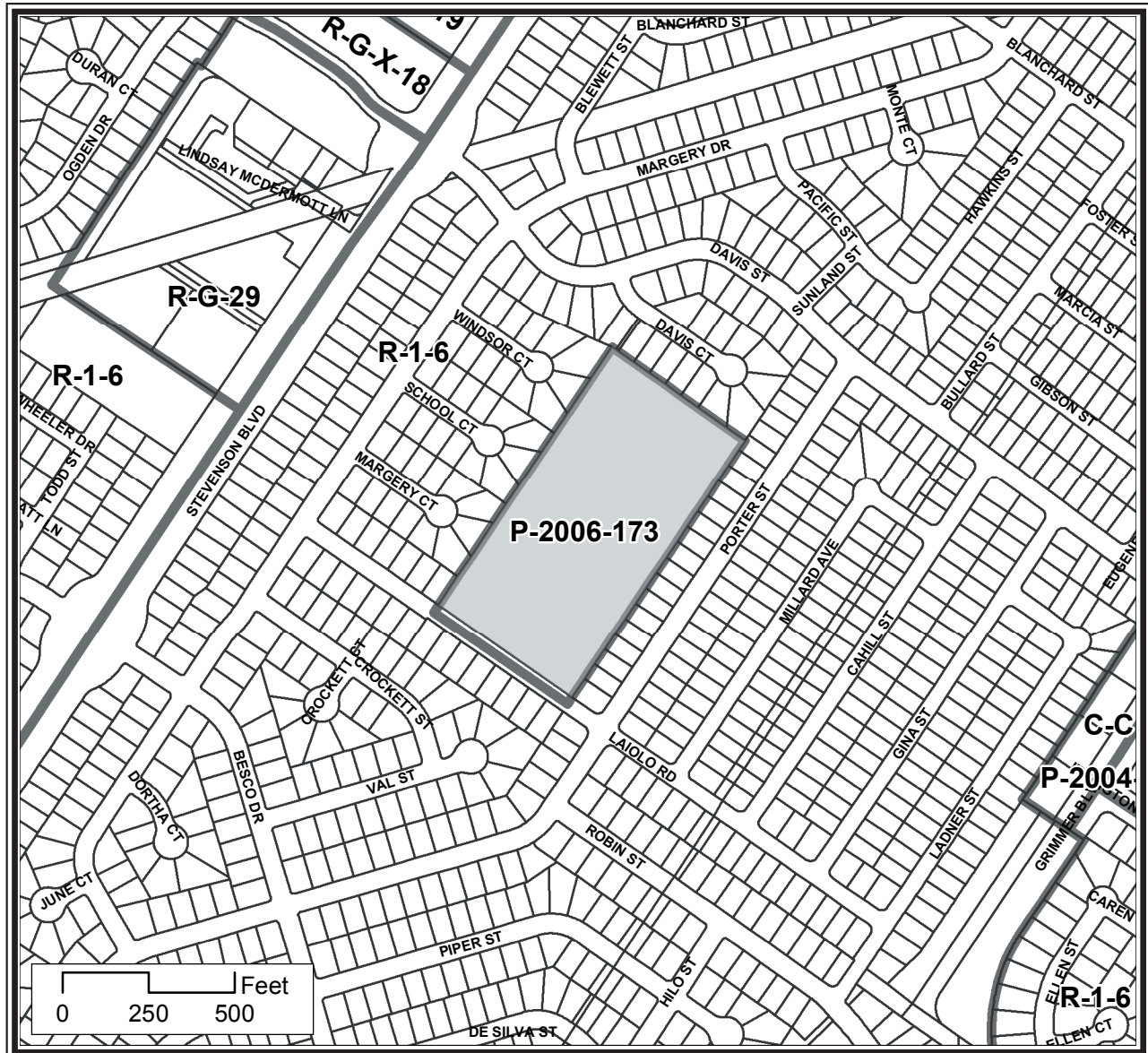
Ordinance No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **2006** .

ZONING MAP (SECTION)

AFFECTS ZONING MAP(S) FOR THE IRVINGTON PLANNING AREA



From: R-1-6

To: P-2006-173

[pc (special meeting) on 2006-06-29] 72-376, 72-380

Project Name: Summerhill Laiolo Road GPA and Preliminary Planned District

Project Number: PLN2006-00173 PD



Exhibit "E"
PLN2006-00173
(Findings and General Conditions)
Preliminary Planned District, P-2006-173
40230 Laiolo Road in the Irvington planning area; APN 525-0964-046-00

The findings below are made on the basis of information presented at the public hearing and contained in the staff report to the Planning Commission dated June 29, 2006, incorporated hereby.

- A. The proposed preliminary "P" district, or a given unit thereof, can be substantially completed within four years of the establishment of the "P" district because the applicant proposes to construct the project as a single-phase development.
- B. That each individual unit of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under another zoning district because the Planned District process provides for modifications to the zoning standards which proper and efficient use of land can be achieved to create a more superior project.
- C. That the streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the "P" district because a private roadway system with two major points of access are proposed to appropriately connect to an existing collector street, Laiolo Road.
- D. That any exception from standard ordinance requirements may be warranted by the design and amenities incorporated in a subsequent precise plan, in accord with adopted policy of the Planning Commission and City Council, because a development approved on this site will be reviewed to be consistent with the adopted General Plan land use designations, as well as compatibility with existing surrounding residences.
- E. That the area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development because the residential use proposed is consistent with all uses surrounding the site, developed residential neighborhoods that may also "upgrade" (e.g., expand with 1- and 2-story additions or remodel for energy efficiency) in the future.
- F. That the "P" district is in conformance with the General Plan of the City of Fremont, because the proposed project would conform to the General Plan land use designation of Medium Density Residential (15 to 18 dwelling units per acre) within the 4-acre portion of the site, if adopted by the City Council, and the existing Low Density Residential (5 to 7 dwelling units per acre) within the site's perimeter.
- G. That existing or proposed utility services are adequate for the population densities proposed, because none of the responsible utility companies have stated they will be unable to provide the required services to the site.

- H. All public improvements or facilities required as a part of this approval are directly attributable to the proposed development, and are required for reasons related to public health, safety and welfare.

Preliminary Planned District General Conditions

- A-1 The subsequent precise plan submitted for the Precise Planned District application shall generally be consistent with the preliminary site plan shown on Exhibit "D" (Preliminary Site Plan) and all conditions of approval set forth herein. The applicant shall continue to work with staff on the possible preservation of trees determined to be significant by the City's Landscape Architect and on improvements to the site design.
- A-2 The subsequent precise plan (i.e., building and site design) shall comply with all applicable federal, state and local fire and building code regulations.
- A-3 The applicant shall work with staff to incorporate the following recommendations in a subsequent precise plan, as follows:
- A. Landscape/Open Space:
- Work with staff on the possibility of preserving and/or relocating some of the significant trees onsite.
 - Include active and passive facilities for use by a number of different ages or activity groups.
 - Pedestrian pathways should appropriately connect throughout the project site, particularly to open space areas.
 - Include useful yard spaces and appropriate landscaped buffers for privacy.
- B. Circulation/Parking:
- On-site streets should include residential scaled streetlights, separated sidewalks with street trees on both sides and accent paving at neighborhood entries and crosswalks. The proposed "chicanes" (the enlarged planter obstacles within the loop street) will be reviewed for conformance with private street design policy and for proper circulation.
 - Special paving to be installed within paseos, key entrances, extended driveways, at the two main entrances into the private loop street and within the private vehicular access ways.
 - The site design should incorporate as many guest parking spaces to the extent practicable without compromising the overall quality of the project.
- C. Building intensities/design:
- The building design for the attached/detached townhouses and single-family homes on the perimeter should be consistent with the City's R-3, Multi-family District and Small-lot Design Guidelines, respectively.
 - Attention should be given to size, massing, height, articulation and modulation of building structures to ensure compatibility within the project, as well as with the existing surrounding residential neighborhood.
 - Appropriately design the structures' massing and articulation of elements such as porches, bays, gables, dormers, etc. Changing materials, color and detail on these elements and inclusion of a variety of façade materials is also encouraged.

- Include a variety of architectural styles compatible with the surrounding area, and include openings for pathway access throughout the site, connecting to the private and common open space areas.

A-4 The mitigations measures below shall be implemented at pre-, during-, and/or post-construction intervals, as listed below.

Mitigation #1: *To mitigate the identified air quality impacts of grading and construction, the following mitigation measures will be incorporated into the project:*

Dust generated on the project site shall be controlled by watering all exposed areas at least twice daily during excavation, and especially during clearing and grading operations. Additional watering on windy or hot days is required to reduce dust emissions;

Cover stockpiles of sand, soil and similar materials with a tarp. Cover trucks hauling dirt or debris to avoid spillage;

Paving shall be completed as soon as is practicable to reduce the time that bare surfaces and soils are exposed. In areas where construction is delayed for an extended period of time, the ground shall be revegetated to minimize the generation of dust;

Designate a person to oversee the implementation of the dust control program; and,

During construction, streets adjacent to the project site that are used by construction vehicles shall be swept periodically to reduce dust.

*Implementation of the above-stated mitigation measures will reduce the identified air quality impacts to a non-significant level. **This mitigation shall be implemented during- and post-construction.***

Mitigation #2: *Should any human remains or historical or unique archeological resources be discovered during site development work, the provisions of CEQA Guidelines, Section 15064.5.(e) and (f) shall be followed to reduce impacts to a non-significant level. **This mitigation shall be implemented during demolition/construction.***

Mitigation #3: *All recommendations and criteria contained in the geotechnical and seismic hazards report (Feb. 7, 2006) and supplemental letter-report (May 26, 2006) prepared by TRC Lowney, and any additional recommendation made by the City's peer review consultant, Cotton, Shires & Assoc., shall be adhered to and implemented in the design, development and construction of the project. The building plans shall include appropriate documentation demonstrating that the building design is sufficient to address the anticipated total and differential settlements without building collapse. **This mitigation shall be implemented pre-construction.***

Mitigation #4: *Best Management Practices elements shall be incorporated into the site design to mitigate storm water, drainage, and water quality impacts for the project site.*

*The project plan shall include erosion control measures to prevent soil, dirt, debris, or other pollutants from entering the storm drain system and natural watercourses during and after construction. A separate plan shall be submitted for this purpose and shall be subject to review and approval of the City Engineer during the Development Organization process. Project construction will be required to adhere to appropriate standards for the construction of the facility, emphasizing storm water Best Management Practices intended to achieve compliance with the goals of the Alameda Countywide Clean Water Program in conformance with the Federal National Pollutant Discharge Elimination System (NPDES) program established by the Clean Water Act. **This mitigation shall be implemented pre-, during- and post-demolition/construction.***